



CITY OF HOLLISTER

REQUEST FOR PROFESSIONAL QUALIFICATIONS AND PROPOSAL

PHASE 2 DOWNTOWN ALQUIST PRIOLO SURFACE FAULT INVESTIGATION

March 2016

The East Branch of the Calaveras Fault as mapped pursuant to the Alquist-Priolo Earthquake Fault Zoning Act covers more than 50 acres of the City of Hollister's Downtown area. The 2005-2023 General Plan replaced the commercial designation in Hollister's downtown core with a commercial and high density residential mixed use designation. The General Plan envisions reuse of underutilized upper floors within a National Historic District and infill development primarily on former auto sales lots.

The requirement for surface fault studies has stymied revitalization and redevelopment in downtown Hollister. The cost of surface fault investigations is disproportionately higher in the downtown core because trenching often requires excavation in streets and alleys and associated supplemental expenses related to street closure, traffic control, avoidance of utilities as well as backfilling, compaction and pavement repair. Most of the downtown parcels are 8,000 square feet or less in size and it is difficult to recover the cost of a surface fault investigation as part of new construction/rehabilitation.

The City of Hollister Redevelopment Agency retained the services of Geo Logic Consultants, formerly Pacific Geotechnical Engineering in 2009 to begin the process of examining the potential for surface fault rupture in downtown Hollister on an area wide rather than piecemeal, project by project basis. One of the objectives for the cumulative summary report was to examine the potential to clear additional property of the surface fault investigation requirement based on the data reviewed from prior investigations. The consultants conducted a literature view and reconnaissance of all of the previous surface fault investigations in downtown Hollister and the surrounding area. A Geographic Information System (GIS) based map was compiled that showed the location of trenches excavated from previous surface fault investigations between Santa Ana Road and Rancho San Justo Middle School. A map, which is included as Attachment A, was prepared that showed the location of each trench and potential clearance area associated with each trench and the inferred trace of the East Branch of the Calaveras Fault. The 2012 report noted that loose sandy soils "combined with the apparent thick accumulation of relatively young sediments" proved to be a significant obstacle in some of the previous investigations in an urban setting because bench excavations were not feasible and it was difficult to reach the bottom of the Holocene layer. The 2012 report documented that the East Branch of the Calaveras fault was not located where most of the prior investigations were conducted on the west side of the inferred fault trace. The 2012 report also concluded that that north of Sixth Street, "the fault is likely buried, or simply dies out northward" in the downtown area. The letter

report is available for review on the City of Hollister website at the following link: <http://hollister.ca.gov/government/city-departments/development-services/economic-development/>

The City of Hollister retained Geo Logic (formerly Pacific Geotechnical Engineering) in 2015 to prepare a Phase 1 Fault Rupture Hazard Assessment of downtown Hollister that incorporated information from the 2012 cumulative summary reports and additional information subsequently located in city records. Attachment B illustrates a portion of downtown Hollister that was cleared by prior surface fault hazard investigations in the 2015 Phase 1 report.

The City of Hollister City Council authorized the release of a Request for Proposal/Qualifications for a Phase 2 surface fault investigation of downtown Hollister to remove barriers to economic development and foster infill development.

Experienced Professional Geological Consulting firms are being asked to submit proposals for a Phase 2 Surface Fault Investigation that complies with the Alquist-Priolo Earthquake Fault Zoning Act and California Geological Survey Special Publications 42 and 49. The Phase 2 area covers about 13 acres and is shown on Figure 2. A few of the properties within this area have been previously cleared for development with a surface fault investigation. The letter report is available for review on the City of Hollister website at the following link: <http://hollister.ca.gov/government/city-departments/development-services/economic-development/>

Surface fault investigations have been completed northwest of downtown Hollister and areas to the south. The City of Hollister will make copies of the reports available upon request. Attachment C includes a partial bibliography of geotechnical soils investigations in the downtown area. Scanned copies will be made available upon request.

The City of Hollister anticipates having the successful firm selected and authorized to proceed by the City Council, from a pool of qualifying firms in June of 2016. The selection procedure will consist of the review of all submittals received. Three firms will be invited for an interview, after which, the top ranked firm will be notified and the fee proposal will be opened and negotiations started. The City anticipates that interviews will be scheduled on or about, May 26, 2016. Once negotiations are completed, City staff will make a recommendation to the City Council for approval.

As part of the selection process, geological consulting firms will be evaluated on their approach to completing the phased investigation, make specific and realistic recommendations, relative work experience, and capability to successfully perform the project within the parameters below.

A project description and minimum scope of work, which the successful geological engineering company is expected to provide, is included in "Attachment – D".

Interested firms are to be informed by this notice that the extent of any proposal for services on the referenced project is to be limited as follows:

1. A statement of qualifications with a general concept of the geologic engineering and planning approach that the firm believes should be utilized. The statement of qualification is to contain the names and a brief resume of the individuals proposed to be assigned primary responsibilities, and a representative list of similar projects with which these individuals have recent experience.
2. A preliminary schedule illustrating the milestones defined by the approach for Phase 2A and the conceptual approach for Phase 2B. Receipt of authorization to commence services for Phase 2A is anticipated in July 2016.
3. Scope of services that will be provided shall be based on the attached scope of services identified as "**Hollister Phase 2 Surface Fault Investigation - Scope of Services Requested**", with an indication of the required level of effort per task.

Items 4 and 5 below are to be submitted in a separate envelope clearly labeled "Envelope B" along with the name of the geologic engineering firm making the submittal.

4. A fee schedule for professional and technical services as well as reimbursable expenses.
5. An estimated total cost, broken down into each task identified in the scope of work.

Proof of Workers Compensation, liability, and Errors and Omissions Insurance will be required. A draft copy of the City of Hollister's Professional Services Agreement is attached for your information and identifies the limits of insurances normally required.

PROJECT SCHEDULE

The intent of this project is to complete all required tasks as soon as possible, based upon the following proposed schedule:

- | | | |
|----|--------------------------------|---------------|
| 1. | Proposal Due Date | May 6, 2016 |
| 2. | Consultant interviews | May 26, 2016 |
| 3. | Contract Award by City Council | June 20, 2016 |
| 4. | Notice to Proceed Issued | June 21, 2016 |

Downtown Hollister Phase 2 Surface Fault Investigation
March 24, 2016
Page 4

The Proposal is to be submitted in six (6) copies by 5:00 pm, Friday, May 6, 2016. Submissions can be delivered or mailed to the City of Hollister City Hall, 375 Fifth Street, Hollister, CA 95023 to the attention of Mary Paxton. Submittals received after said time will not be considered and will be returned unopened.

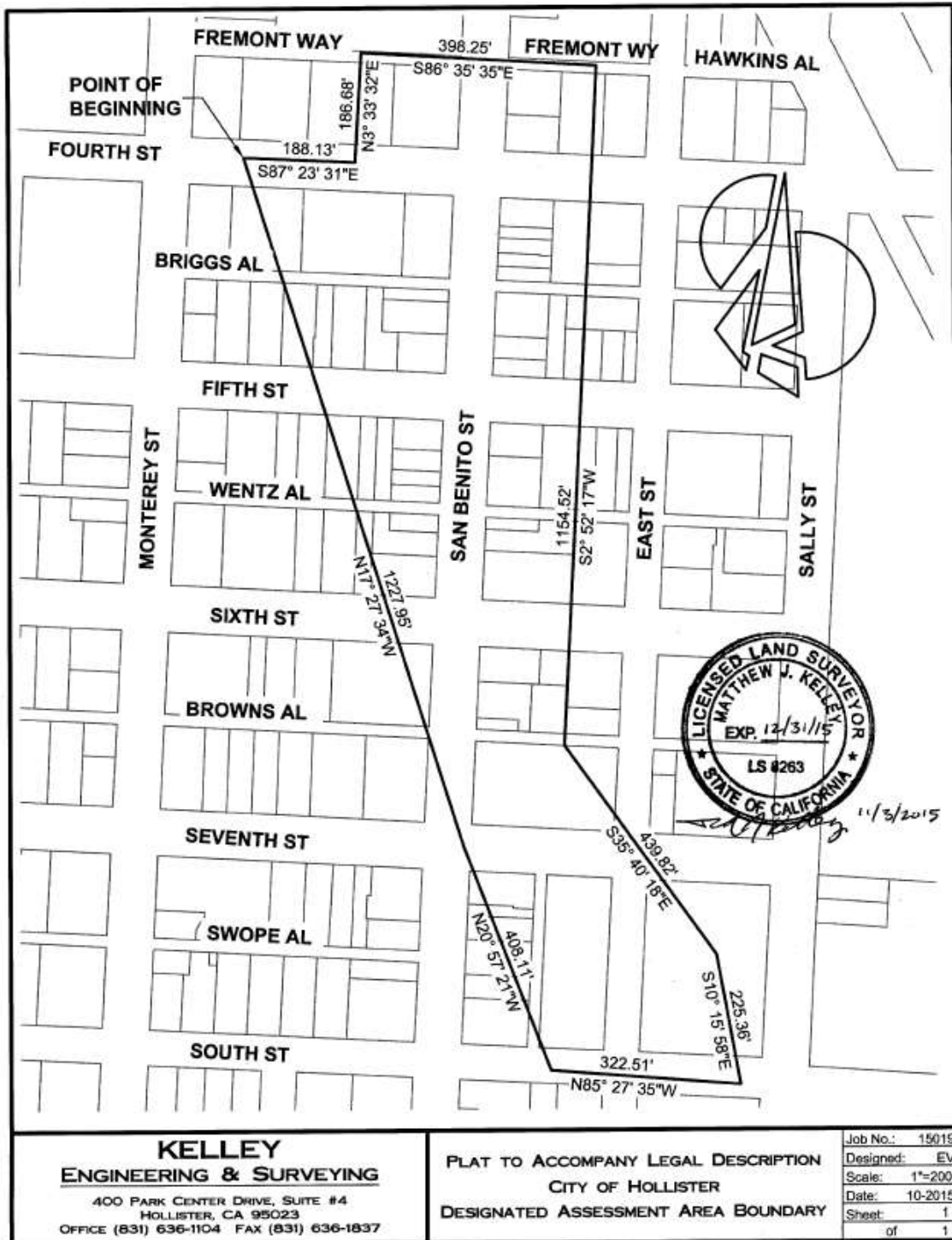
For further information contact the City of Hollister, Development Services Department at 339 Fifth Street or by calling (831) 636-4316.

Mary M. Paxton
Program Manager, Development Services Department

ATTACHMENT A – Potential Clearance Areas



ATTACHMENT B Phase 1 2015 Fault Clearance Area



ATTACHMENT C – Partial Summary of Geotechnical Soils Reports in Downtown Hollister

1. Applied Soils Mechanics, Site Engineering Study and Asphalt Pavement Design, Proposed Commercial Building 335 San Benito Street, File # AO-234851, July 26, 1991
2. Earth Systems, Proposed Office/Retail Building 609 & 611 San Benito Street Soils Investigation, File # A)-2372-D1,) October 4, 1991
3. Earth Systems, Soils Engineering Study Proposed Office/Retail Building 615, 619 San Benito Street, File # A0-2373S1, October 1991
4. M. Jacobs & Associates, Geotechnical Investigation for Dick Bruhn Building, APN 054-09-002 and 003, File# 6068-Mo98D41, November 19, 1991
5. Reynolds Associates, Geotechnical Investigation Commercial Building 530 San Benito Street (Farm Bureau), File# 931329-M98-D5, July 23, 1993
6. Earth Systems, Environmental Soils Investigation Proposed Parking Structure and Commercial Building 4th and San Benito Streets, File# NHE-2675-02, February 18, 1994
7. Grimsley & Associates, Soil and Foundation Analysis Proposed IOOF Structure, Fourth Street, July 1994
8. Earth Systems Pacific, Initial Foundation and Site Investigation, Fire Station No. 1, 110 Fifth Street, Hollister, California, File # SH-11132-SB, June 18, 2000
9. Rutherford and Chekene, Final Report Geotechnical Investigation, Hollister Courthouse, Superior Court of California County of San Benito, File # 2009-007G, September 14, 2008

ATTACHMENT - D

HOLLISTER PHASE 2 SURFACE FAULT INVESTIGATION SERVICES REQUESTED

Objective: Identify the potential for Surface Fault Rupture in the Phase 2 area shown on Figure 1 and establish any necessary fault setback zones from the East Branch of the Calaveras Fault in compliance with the Alquist-Priolo Earthquake Fault Zoning Act.

The **scope of services** shall include, but not be limited to, the following services:

PHASE 2A: The objective of Phase 2A is to define the probable profile between the Holocene and Pleistocene layers in the Phase 2 fault hazard area. The information will be used to formulate a Phase 2B strategic targeted trenching plan.

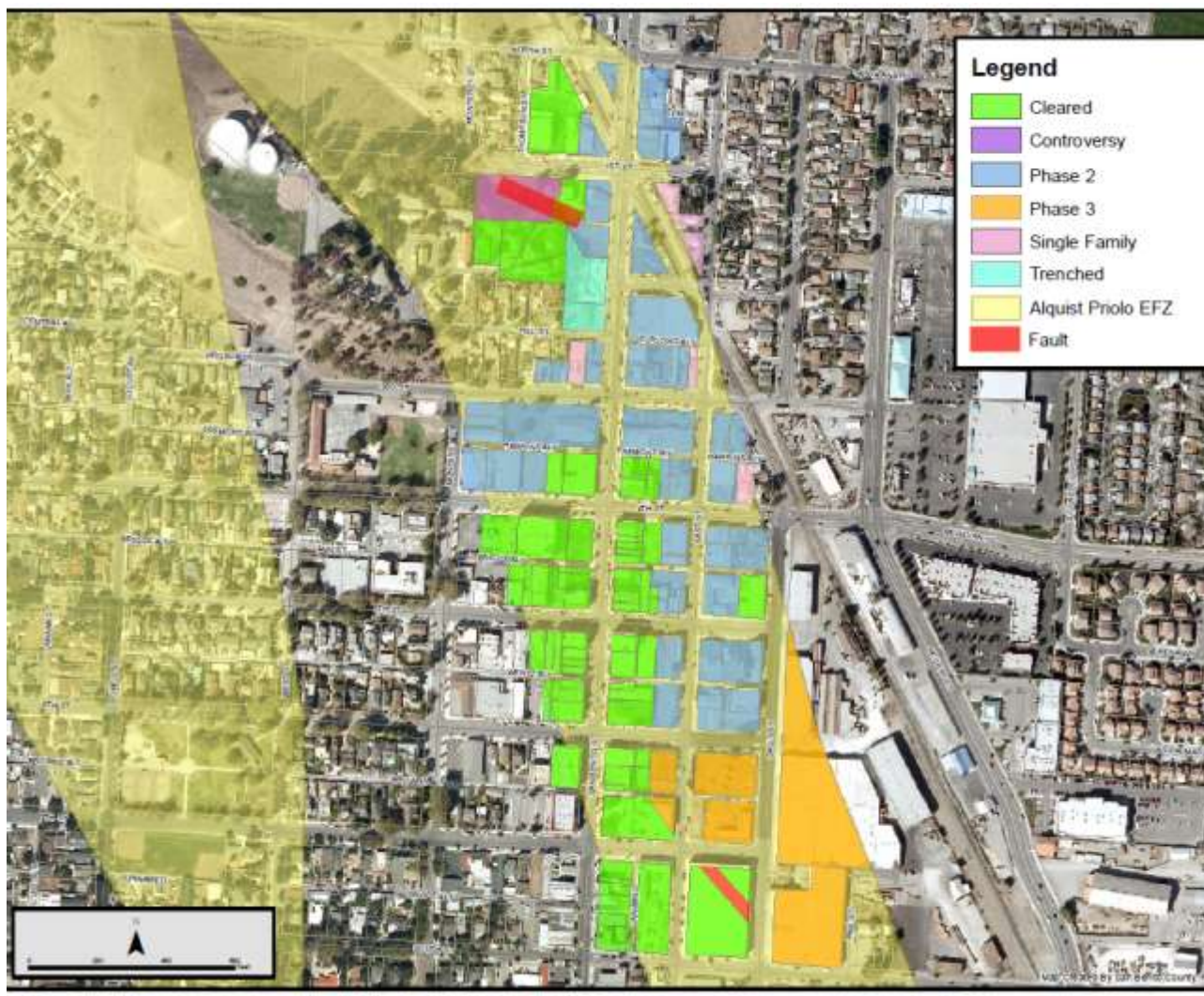
Describe the methods that will be used to define the probable profile of the Holocene layer in the Phase 2 fault hazard area. Strategies should include but not limited to the following:

- Conduct an archival search of geologic hazard investigations of the East Branch of the Calaveras fault in the project area as well as prior geotechnical soil reports and well logs
- Conduct remote sensing,
- Lidar
- Cone penetrometer testing
- Soil Borings and carbon dating
- Develop recommendations for City approval for maintenance and rehabilitation strategies of the various pavement types within the City road system.
- Integrate the Phase 2A data into the existing GIS layer prepared in the Pacific Geotechnical Engineering "Cumulative Assessment of Fault Hazard Data in Downtown Hollister Summary Letter Report and GIS Map, Project 2010.0177, January 6, 2102.
- Prepare a summary report and trenching plan for the Phase 2 fault hazard area. The report will document the basis for a strategic targeted trenching plan.
 - The recommendations shall be made in consultation with the City of Hollister peer review geologist.
 - The trenching plan should prioritize the use of City of Hollister municipal parking lots and vacant lots where feasible. The City of Hollister will be responsible for securing consent from property owners. Figure 3 illustrates the location of existing municipal parking lots and existing vacant or underdeveloped private property that may be targeted for excavations. Figures 4 through 6 illustrate the location of existing utilities in the downtown area.
 - The plan should consider the probability of the need to bench or slope trenches based on information from the Phase 2A investigations.
 - Include graphics to illustrate the likely profile of the Holocene layer in the

- Phase 2 area and other graphics as needed for presentation to City officials, the public and the City's peer review geologist.
- Provide electronic and hard copies of all data collected and utilized in the program.

FIGURE 1

Phase 2 Study Area



- Attend two community forums. The first forum will be to educate property owners, businesses, the City Council and Commissions and community leaders about the objective of the study. The second forum will be to explain the findings in the Phase 2A report and provide City officials and the public a clear understanding of the Phase 2B strategic trenching costs. The City of Hollister will be responsible for presenting alternative strategies to fund the Phase 2B trenching plan.
- Completion Schedule for Phase 2A.

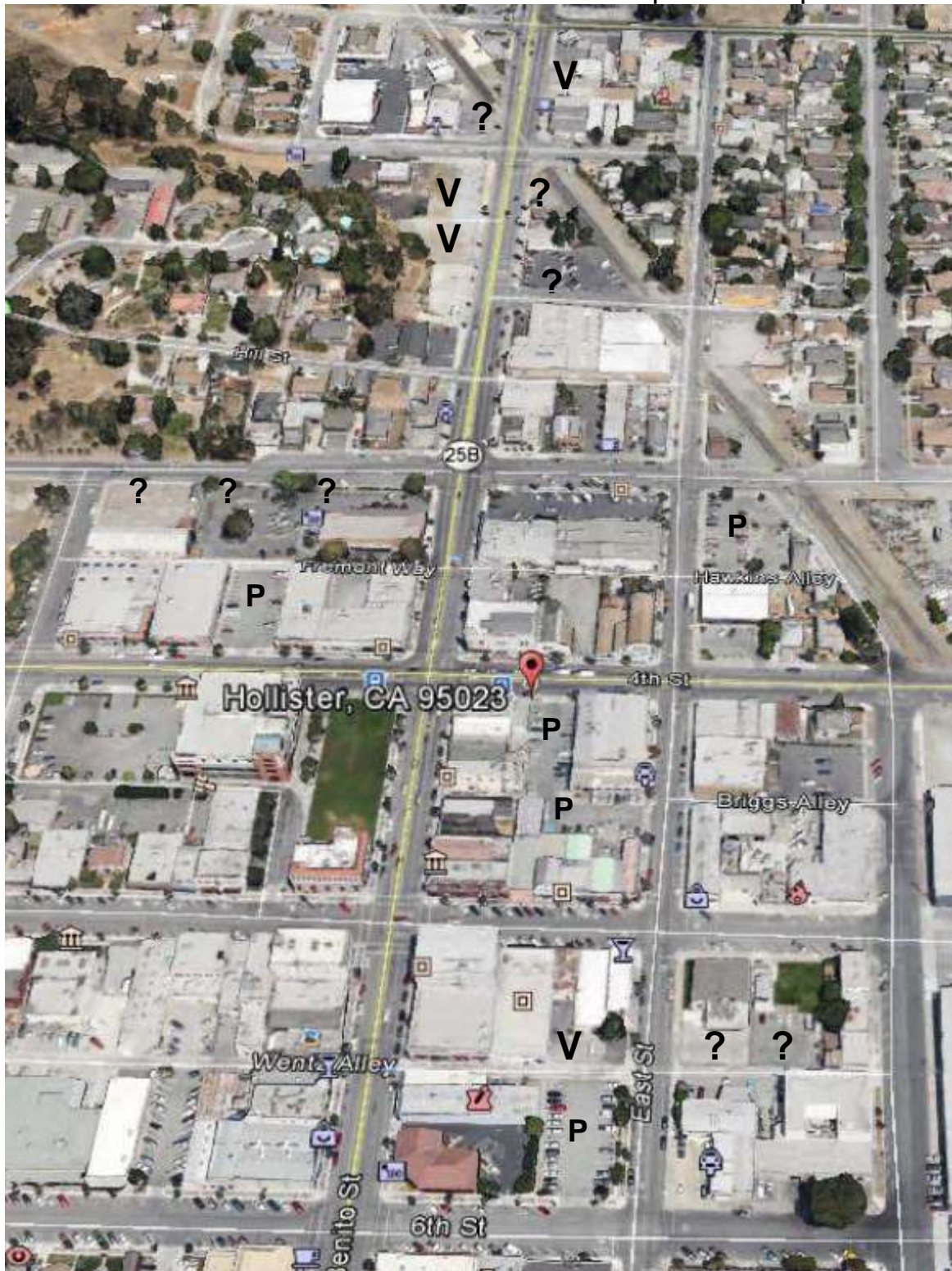
PHASE 2B:

- A work plan for each fault study will be submitted to the City of Hollister. The work plan must incorporate a traffic control and public relations plan and provisions for encroachment permits and Underground Service Alert and documentation that the contractor will adhere to provisions in the Health and Safety Code for trenching including Construction safety Orders sections 1504, 1539-1547, Title 8 California Code of Regulations, State Law (8CCR 341.1(f) and Underground Service Alert.
- Excavation of trenches:
 - The consultant will be responsible for ensuring that the Peer Review Geologist will be available to examine excavated trenches.
 - Excavation and logging of subsurface geologic conditions within each exploratory trench and any necessary shoring.
 - A state-licensed contractor will be required to excavate the exploratory trench(s).
 - Consultant will assure that trenches are backfilled with standards recommended by the City of Hollister Engineer.
- Geologic mapping of the each trench based on the site reconnaissance geologic logs and review of aerial photographs and maps.
- Analysis of the data by a geologist registered in the State of California and preparation of a written report that complies with the guidelines specified in the California Division of Mines and Geology ("CDMG") Notes 49 for Evaluating the Hazard of Surface Fault Rupture.
- Submittal of a legal description of any non-buildable setbacks as a supplemental cost.

The following shall be delivered during the duration of the project for review and in a final package once the project is complete:

- 4 copies of a draft Phase 2A and 2B reports
- 10 printed and bound copies of the completed Phase 2A and 2B final reports for staff, the peer review geologist and City Council Review and an electronic copy of each report once accepted by the City's peer review geologist.
- Electronic copies of all documents, map, data, and exhibits in Microsoft Word, Adobe Portable Document Format (.PDF) and as appropriate.

FIGURE 3 – Potential locations for trenches on public and private lands



P - Municipal Parking Lot	V - Informal consent from property owners
? - Consent of Property Owner Unknown	

FIGURE 4 – Location of Existing Sewer Lines

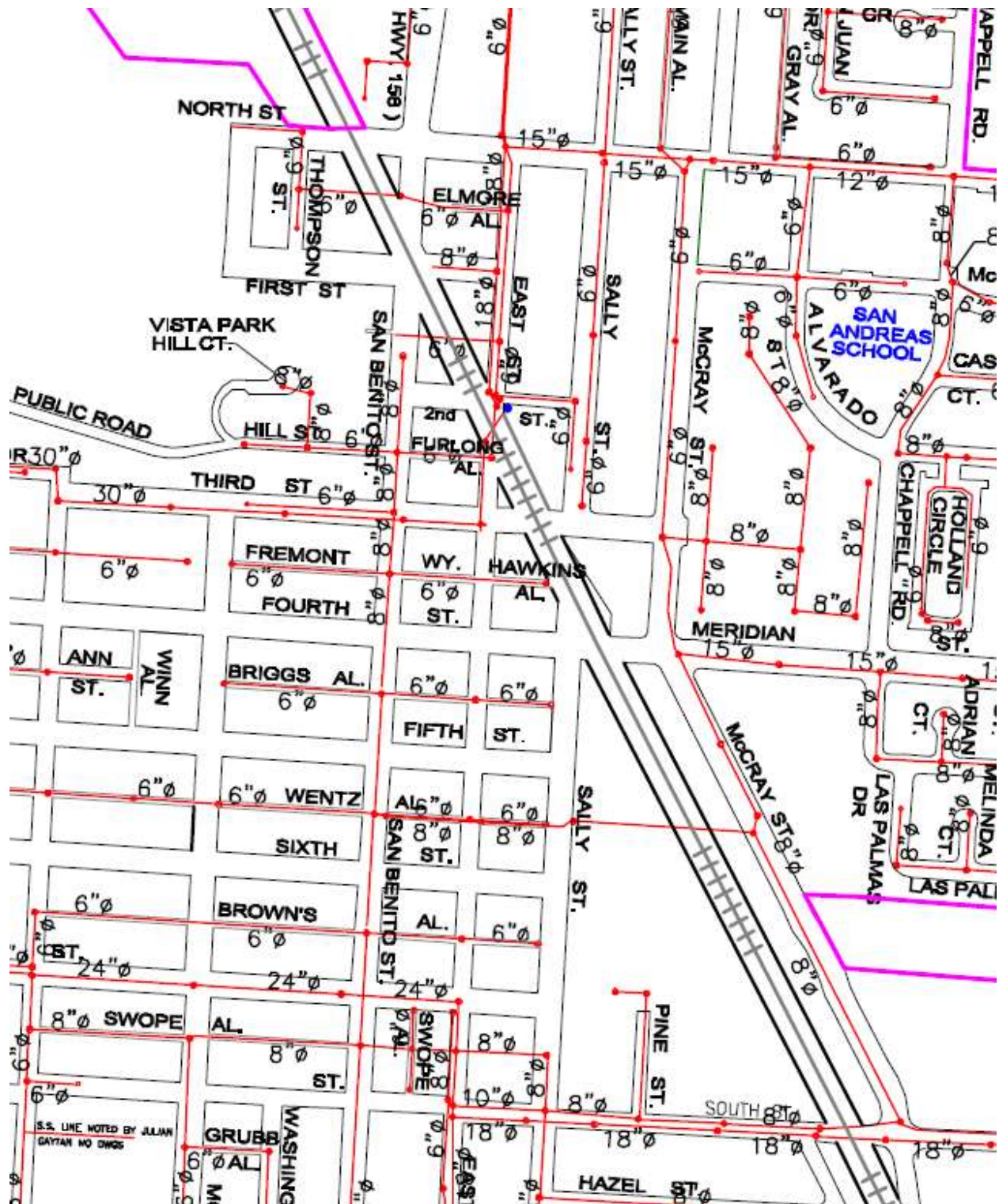


FIGURE 5 – Location of Existing Water Lines

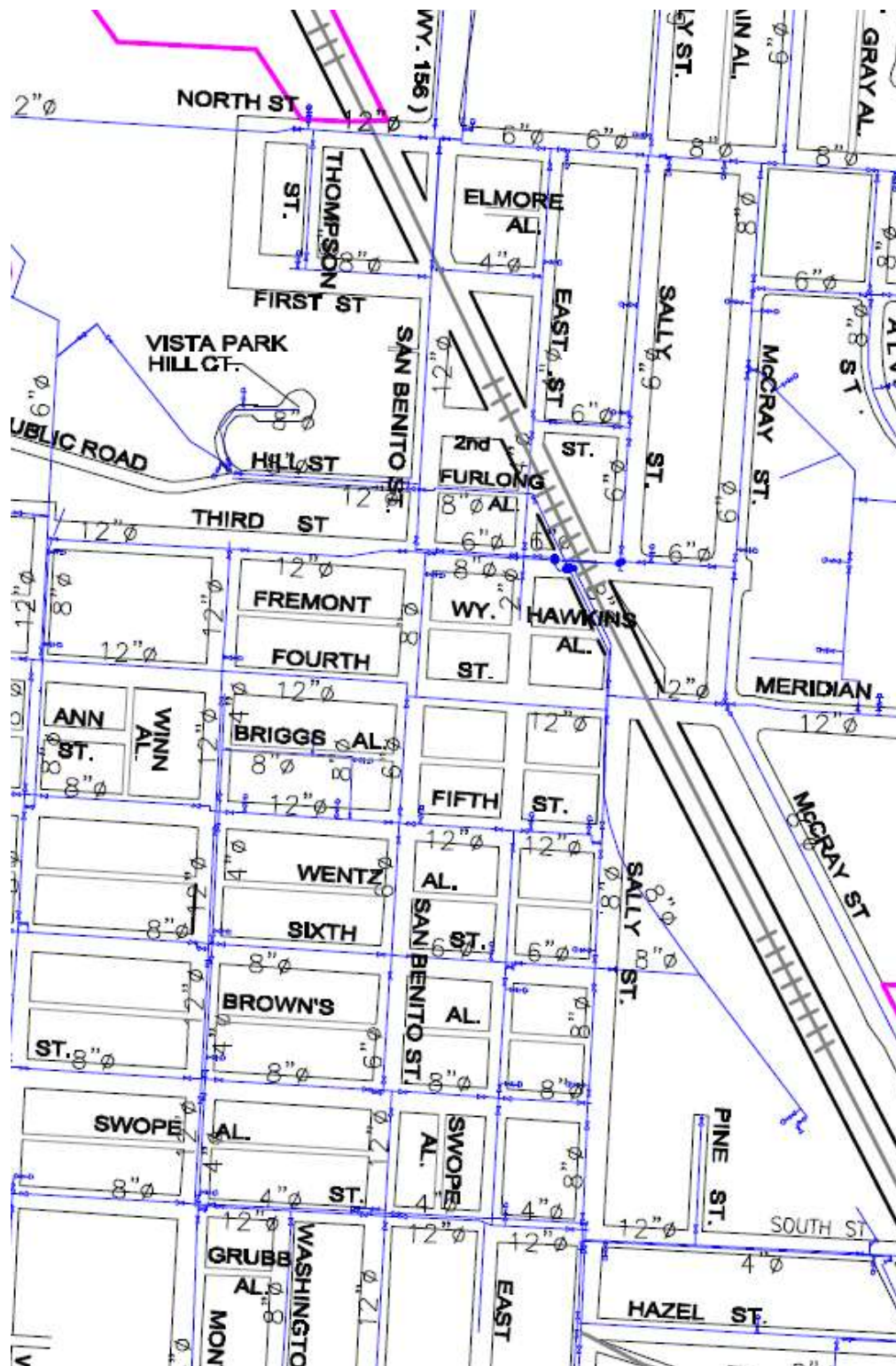


FIGURE 6 – Location of Existing Storm Drainage Lines

